Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for	sale
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	34 Batman Street, Aberfeldie Vic 3040	
Including suburb and		
postcode		
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,930,000

Median sale price

Median price \$1,900,000	Pro	perty Type	House		Suburb	Aberfeldie
Period - From 01/10/2023	to	30/09/2024	s	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	17 Brunel St ABERFELDIE 3040	\$1,930,000	09/11/2024
2	10 Knight St ABERFELDIE 3040	\$1,990,000	31/10/2024
3	25 Aberdeen St ABERFELDIE 3040	\$1,900,000	18/07/2024

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/11/2024 10:28













Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price \$1,930,000

Median House Price

Year ending September 2024: \$1,900,000

Comparable Properties



17 Brunel St ABERFELDIE 3040 (REI)



Price: \$1,930,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res) Land Size: 568 sqm approx

Agent Comments



10 Knight St ABERFELDIE 3040 (REI)

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Agent Comments

Price: \$1,990,000 Method: Private Sale Date: 31/10/2024 Property Type: House Land Size: 697 sqm approx



25 Aberdeen St ABERFELDIE 3040 (REI)

Price: \$1,900,000 Method: Private Sale Date: 18/07/2024

Property Type: House (Res)

Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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